

CITY OF ALBUQUERQUE



May 29, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Juan Tabo Hills Unit 3A Grading and Drainage Plan
Engineer's Stamp dated 4-10-12 (M22/D015)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 4-10-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

- There is an approximately 15 to 20 foot cut in Tract 1-C, the Open Space tract, just north of Lots 36 to 38. The grading plan does not show any proposed grades in this area. Which grading plan approved grading in this area?
- Three separate grading plans (3A, 3B, and Volterra) proposed grades in Tract 1-C, which does not provide a clear picture of the proposed grading in this tract. Provide a grading plan that shows existing and proposed grades in Tract 1-C that combines previously approved grades from the grading plans from Juan Tabo Hills 3A, 3B and Volterra. This plan should show some overlap into the subdivisions so that it is clear how grades tie together.
- Additional comments may be provided after review of the above mentioned grading plan.
- Proposed grades southeast of the Gulf Stream cul-de-sac may produce an unstable slope. Provide proposed spot elevations near the Tract 1-C property line in this area. Grades should also be provided west of Gulf Stream Dr.
- Hydrology would like to review the catalog of existing disturbance that compares the damage to what existed prior to construction as described in an e-mail from Mark Goodwin to Carol Dumont on May 16th, 2012.
- City of Albuquerque Open Space Division approval of the grading plan(s) is required.

Hydrology visited the site on 5-24-12 to view grades as they pertain to this submittal and previously approved grading plans in the area.

Sincerely,


Curtis A. Cherne, P.E.

Principal Engineer, Planning Dept.
Development and Building Services

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